

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Ellen M. Cheney, SBN 185954 HIGSON CHENEY MANSFIELD 1835 Knoll Drive Ventura, CA 93003 Tel: 805-642-6405 Fax: 805-642-4848 echeney@hcmlawfirm.com</p>		<p>FOR COURT USE ONLY</p>	
<p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor-in-Possession</p>			
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p>			
<p>In re:</p> <p>SOHEILA JAVIDI MORADSHAHI</p>		<p>CASE NO.: 1:13-bk-16464-AA CHAPTER: 11</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 07/09/2014	Time: 11:00 am
Location: USBC, 21041 Burbank Blvd., Courtroom 303, Woodland Hills, CA 91367	

Type of Sale: ☐ Public ☒ Private

Last date to file objections: 07/07/2014

Description of property to be sold: Real property located at and commonly known as 3455 William Drive, Newbury Park, California, 91320, APN 668-0-172-035. For full details please see MOTION OF DEBTOR-IN-POSSESSION SOHEILA JAVIDI MORADSHAHI FOR AN ORDER AUTHORIZING THE SALE OF REAL PROPERTY AT 3455 WILLIAM DRIVE, NEWBURY PARK, CALIFORNIA PURSUANT TO 11 U.S.C. § 363 FREE AND CLEAR OF LIENS, CLAIMS, AND ENCUMBRANCES, SUBJECT TO HIGHER AND BETTER OFFERS; MEMORANDUM OF POINTS AND AUTHORITIES AND DECLARATIONS IN SUPPORT THEREOF at Docket 99 in this bankruptcy case.

Terms and conditions of sale: 1. The purchase price is \$450,000, conventional financing not to exceed 4.5% paid at close of escrow. 2. Property will be sold "as is" with no warranties or representations. 3. Undisputed mortgage liens paid in full through escrow. 4. Any disputed liens attach to net proceeds of the sale of the Property. 5. Escrow is to close 45 days after June 19, 2014. 6. Debtor agreed to pay costs of termite inspection, natural hazard zone disclosure, smoke detector installation and water heater bracing, title insurance, County transfer tax and a home buyer protection program not to exceed \$425. 7. Inspection contingency to be removed 10 days after entry of Court order approving sale, and remaining contingencies to be removed within 17 days of entry of Court order approving sale.

Proposed sale price: \$ 450,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): The initial overbid must be at least \$10,000 more than the initial bid of \$450,000.

Overbid must be a cash offer, or on substantially the same terms as set forth in the purchase agreement in Motion, Qualify by cashier's check in amount of at least \$13,050.00, payable to Higson Cheney Mansfield, PC Client Trust Fund Account, by 12 p.m. 7/8/14 which shall be treated as deposit against the purchase price. See Motion for Details.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

11:00 a.m. on July 9, 2014 at the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Ellen M. Cheney, Esq.
Higson Cheney Mansfield, PC
1835 Knoll Drive
Ventura, CA 93003
Tel: 805-642-6405
Fax: 805-642-4648
echeney@hcmlawfirm.com

Date: 06/27/2014

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 6/27/2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jennifer Witherell Crastz jcrastz@hemar-rousso.com

Todd S Garan ch11ecf@piteduncan.com

Richard M Moneymaker rmm@moneymakerlaw.com

Casey J OConnell ch11ecf@piteduncan.com

S Margaux Ross margaux.ross@usdoj.gov, margauxla@yahoo.com

United States Trustee (SV) ustprejon16.wh.ecf@usdoj.gov ☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 6/27/2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Judge Alan Ahart
United States Bankruptcy Court
Central District of California
21041 Burbank Boulevard, Suite 342 / Courtroom 303
Woodland Hills, CA 91367

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/27/2014

Ellen M. Cheney

/s/ Ellen M. Cheney

Date

Printed Name

Signature